



HUMMINGBIRD REALTY, LTD.

425 Highway 64 West, Sapphire, NC 28774

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www.hummingbird-realty.com

BLACK BEAR LANE

Bearwallow Creek runs through the property as well as a smaller stream



BLACK BEAR LANE cabin and acreage consists of slightly over eight acres of level land with two streams traversing the property. The neat and tidy summer cabin has two bedrooms, bath, kitchen and living/dining area as well as a large utility room with washer and dryer. There is a single carport, half circle driveway and a nice storage shed adjacent to the garden spot. In addition to the well cultivated garden spot, there are apple and pear trees and a grape arbor. Approximately one-half acre of the property is cleared with some of the adjoining land underbrushed. When just spending the cool mountain summers is not enough and you want to stay forever, there are numerous nice sites for building a year round home. Easily accessible, the property affords quick access to US 64 for venturing out to explore the surrounding mountain areas, the waterfalls, and nearby National Forests. The property is within easy walking distance of Gorges State Park where you can enjoy Rainbow Falls, the scenic Horsepasture River, great views and more. Unrestricted, the property may be subdivided if you wish.

DIRECTIONS: US 64 in Sapphire to Bearwallow Drive (one-half mile west of NC 281 South). Bearwallow Drive to Black Bear Lane on left - follow Black Bear Lane to the end - property begins on your right after passing the first house on right and continues to the end of the street. The cabin is at the end on the right.



**\$195,000
FURNISHED**

WNC Regional MLS: 453971

Highlands-Cashiers MLS: 69364

Owner: Howe

LISTING BROKER, MARY COKER, GRI



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BLACK BEAR LANE



PROPERTY
TAX FOR
2009:
\$893

TAX ASSESSED
VALUE:
\$211,440

ALL APPLIANCES
AND
FURNISHINGS
INCLUDED

~
JUST BRING
YOUR SUITCASE
AND ENJOY!



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Highlands-Cashiers MLS:

Owner: Howe

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